

Neighbourhood Planning

Preparing a Neighbourhood Priorities Statement

Consultation Statement



Gwennap Parish Council
NEIGHBOURHOOD PRIORITIES STATEMENT
May 2026

CONSULTATION STATEMENT
July 2026

Contents

1. Introduction 3

2. Background to the Preparation of the NPS 3

3. How the NPS Was Prepared and the Consultation Process 3

4. Consultation on draft statement 5

5. Pre-submission Consultation Responses 6

Appendices – Include appendices as appropriate to demonstrate each consultation event – this could include photos, summaries of responses, copies of documents used etc..... 7

Appendix X – Responses Received to the Pre-submission Consultation and Responses to Comments 8

Appendix 7 – Schedule of Modifications 17

1. Introduction

- 1.1. This consultation statement has been prepared to support the Gwennap Parish Council Neighbourhood Priorities Statement (NPS).
- 1.2. This statement meets the requirements of Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explains how they were consulted;
 - summarises the main issues and concerns raised by the persons consulted; and
 - describes how these issues and concerns have been considered in the development of the NPS.

The NPS has been produced following extensive engagement and consultation with the residents of Gwennap Parish Council and other bodies. Consultation has included: a formal consultation event, Resident survey, Community engagement events, including Gwennap Summer Fete, together with drop-in sessions at the Parish rooms & Crofthandy Village Hall during the preparation of the neighbourhood priorities statement.

2. Background to the Preparation of the NPS

- 2.1. The Neighbourhood Priority Statement (NPS) is vital for shaping the long-term vision of Gwennap. It aims to preserve the parish's spirit, character, and heritage while promoting appropriate local development that meets community needs. By addressing key issues such as housing, transport, and green space protection, the NPS will facilitate sustainable and inclusive growth. We hope it will support environmentally sustainable and affordable housing options for both younger residents and those looking to downsize, while prioritising the protection of our valuable green spaces and heritage.
- 2.2. Gwennap Parish Council is the qualifying body and has prepared the plan with the help of Project Administrator Jo Lello-Dunn and Cornwall Council.

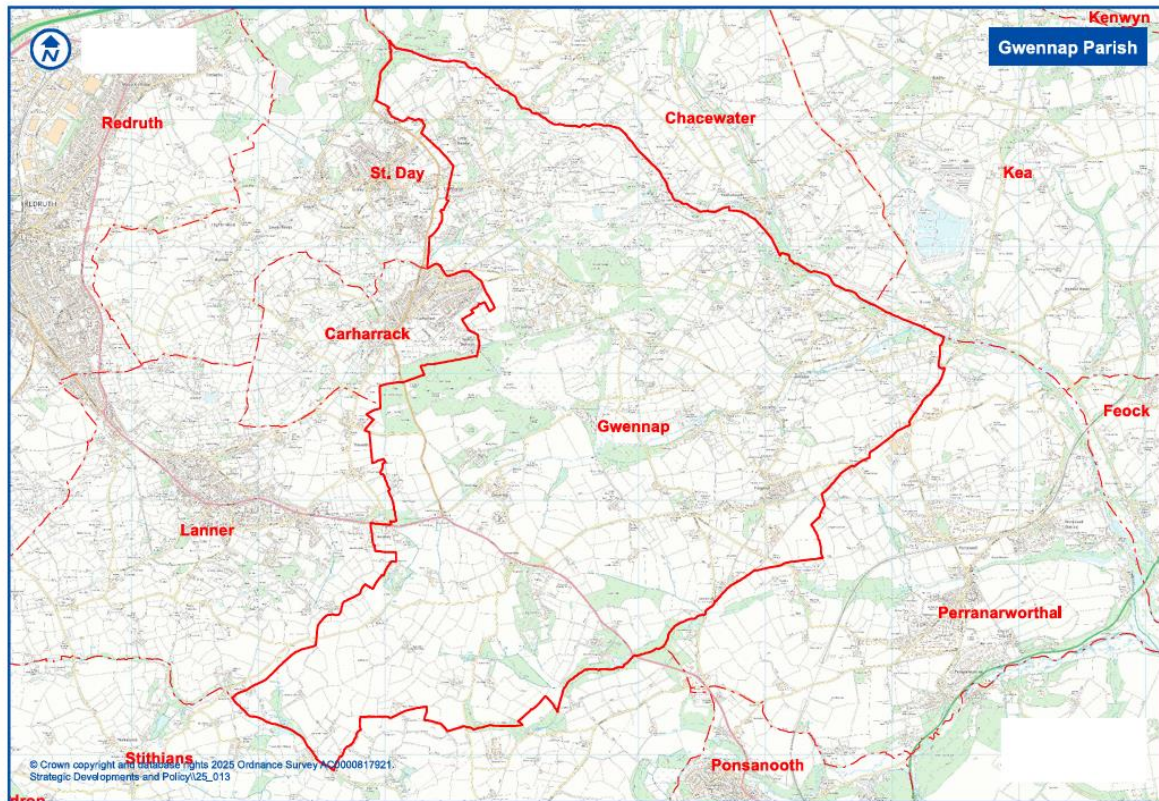
3. How the NPS Was Prepared and the Consultation Process

- 3.1. The Gwennap NPS has been prepared by the parish council supported by a Project Administrator. The content has been generated and led by the community and shaped by the results of survey, community engagement events and drop-in sessions to ensure that the Gwennap NPS reflects the aspirations of the community.

Development of the Neighbourhood Priorities Statement 17th February 2025

- 3.2. The NPS area, covering the whole of Gwennap Parish, was designated in May 2025
- 3.3. The designated area is illustrated on the map below:

Map 1 The Designated Neighbourhood Area



Publicity and events

3.4. We have ensured to the best of our ability that the process has been:

- **Inclusive** – We involved a diverse range of individuals and groups, including working individuals, people with disabilities, youth, and seniors. This encompasses, but is not limited to, participants from our Business consultation event, attendees to our Community fete, our public meet and greet sessions and primary school. We are committed to ensuring that all venues are accessible to our disabled community. Our goal was to provide everyone living and working in Gwennap parish with opportunities to actively engage in the NPS process through various methods of participation.
- **Comprehensive** – Identifying all aspects of life in Gwennap for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in Gwennap.
- **Supported** – Where there is a need for professional support to complete the process.

Examples:

3.5. Business consultation event which was held on 11th June 2025 and took place at the Parish Rooms, Richard Jory Playing Field. We sent invitations to all businesses in the community to invite them to attend an informal discussion with the option to complete our survey to help us gain a better understanding of the needs and views of businesses in shaping the future of our Parish. This event was supported by 2 of our Parish councillors. The priority outcomes are available in Appendix 1 at the end of this document.

- 3.6 Three resident's meet & greet sessions were held throughout August 2025, with two held in our local parish rooms and one at Crofthandy Village Hall. These events were supported by our Parish Council chairman, where we advertised and invited residents to attend. The feedback from these events are available in appendix 1 at the end of this document.
- 3.7 Community Fete – which was held on 21st June 2025 and this was our main engagement event where residents from our local community were able to engage with our Parish Council and complete resident surveys which supported us in understanding individuals' views and aspirations in and around our community. Responses from residents are summarised and incorporated within the NPS statement.
- 3.6. 3.8 Lets Talk Survey – Local Plan resident survey from 1st May 2025, where the parish encouraged residents to complete this survey and Cornwall Council provided all of the comments from residents who identified Gwennap Parish as their home. We received 28 digital responses. We also received 31 printed forms. The priority outcomes are available in Appendix 1 at the end of this document.

4. Consultation on draft statement

Once the parish council had approved the draft NPS on 11th May 2026, we asked residents to give us their views on the draft statement by publishing the document on the parish website and using our newsletter, social media and parish noticeboard to make residents aware that they could comment. We published the draft statement for 7 weeks and invited comments from 3rd June 2026 until 22nd July 2026, this period included a one-week extension which was requested by Michela Pollard, Development Officer at Cornwall Council, to ensure all emails were received by the statutory consultees and that they had the full 6-week period.

- 4.1. In total 3 organisations responded to the pre-submission consultation and a representative for 1 landowner, as listed below. The schedule of comments and the responses of the Gwennap Parish Council are set out in Appendix 7 of this consultation statement. As a result, the submission version of the NPS has been amended.
- 4.2. A list of the individuals and organisations that submitted comments should be retained by the parish council in accordance with UKGDPR legislation:

5. Pre-submission Consultation Responses

Individuals

We had no individual pre-submission consultation responses.

Statutory bodies and other organisations

Devon & Cornwall Police

National Highways

Cornwall Council Affordable Housing

Landowners

Burncoose Estate.

5.1. A summary of the key issues that have been raised were:

Devon & Cornwall Police stated that although this was one of the first NPS documents they had seen, they suggested considering the inclusion of guidance on designing out opportunities for crime and disorder in the built environment, as poor design can unintentionally create spaces that encourage such issues and negatively impact communities. There is also an important ongoing effort to make all places safer, particularly for women and girls.

A representative on behalf of the Williams family at Burncoose, responded noting particular concern about the hazardous A393 and its impact on accessibility in Gwennap Parish. The Estate believes there are opportunities to improve safety and connectivity within the parish and to neighbouring areas, and is willing to commission research by specialist consultants to explore these issues further. They stated that they would like to discuss with the Parish Council how to define and agree on the scope, outcomes, and commissioning process for this work.

Cornwall Council Affordable Housing Team identified 47 households in Gwennap with a local housing need, with 28 potentially able to access low-cost home ownership and 19 likely to need affordable rented homes. They support the Neighbourhood Priorities Statement's focus on delivering a wider range of affordable homes, especially through small, well-designed developments on infill or brownfield sites. However, current policy changes and market conditions make it harder to deliver affordable rented options, with most small schemes likely to provide discount market sale homes instead. Meeting all local needs, especially for those unable to secure mortgages or market rents, remains challenging.

Appendices.

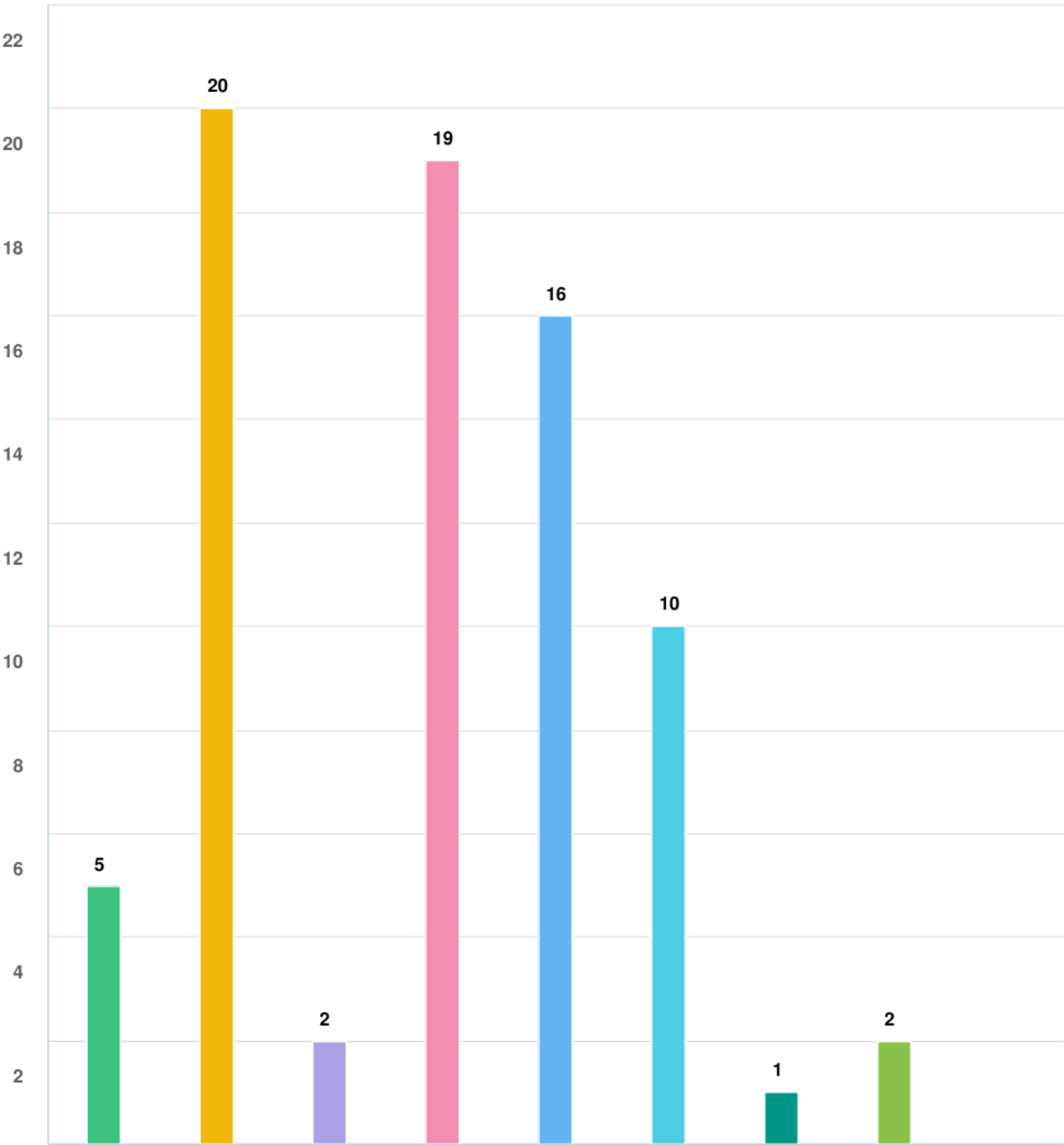
Appendix 1

Q22 Please tell us if you agree or disagree with the following statements:



Optional question (26 response(s), 0 skipped)
Question type: Likert Question

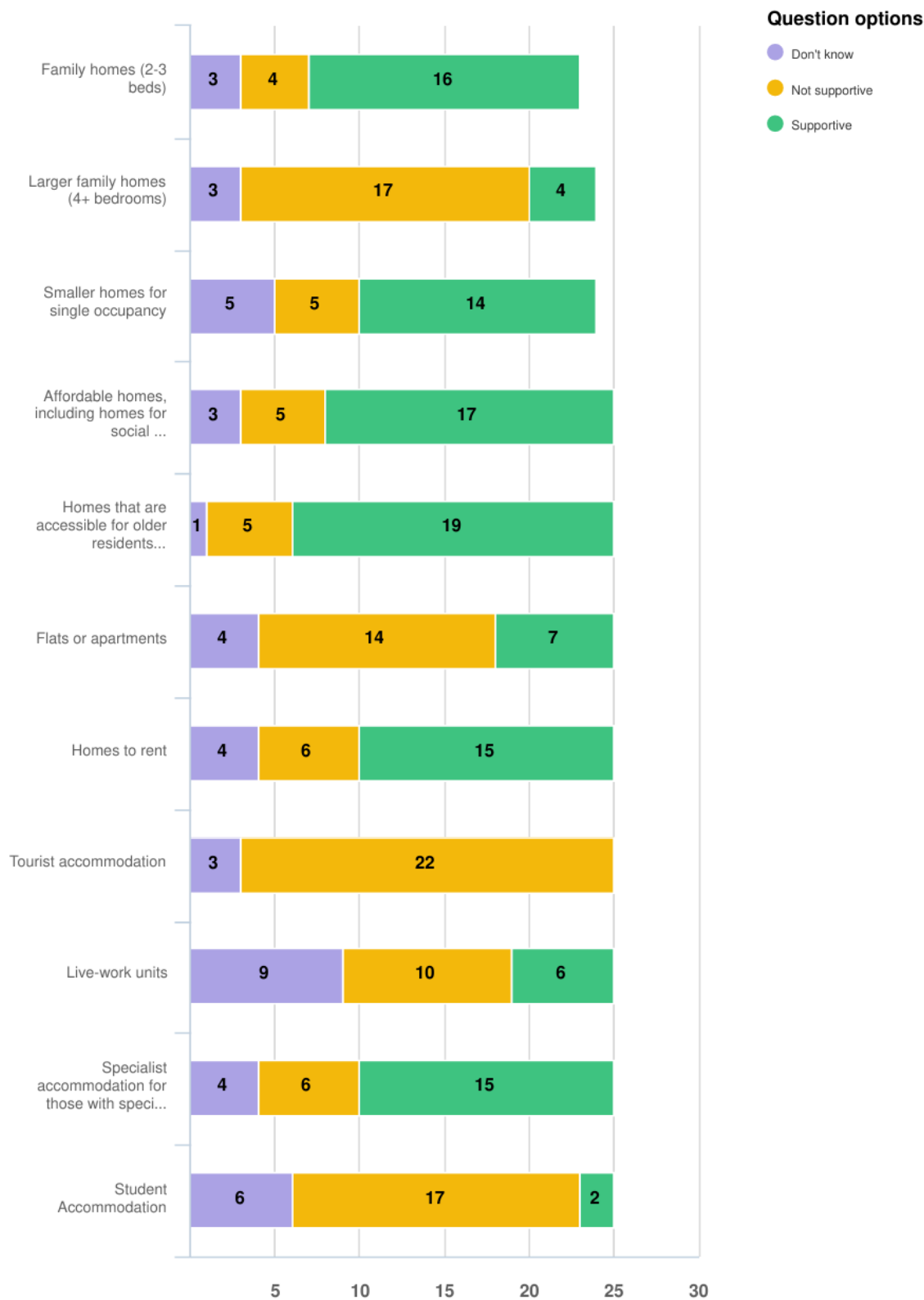
Q25 We know that more development is not always popular and we'd like to understand what you are worried about when you think about the impact of more homes being built near you. Can you tell us your main concerns about building more homes in Cornwall?...



- Question options**
- I just don't like change
 - Something else (please tell us)
 - More people might change our close-knit community
 - Poor quality design and build
 - A loss of green fields / views / countryside
 - More traffic on the roads
 - A negative impact on my house price
 - Impact on availability of local services eg GP, schools
 - A loss of local character

Optional question (26 response(s), 0 skipped)
Question type: Checkbox Question

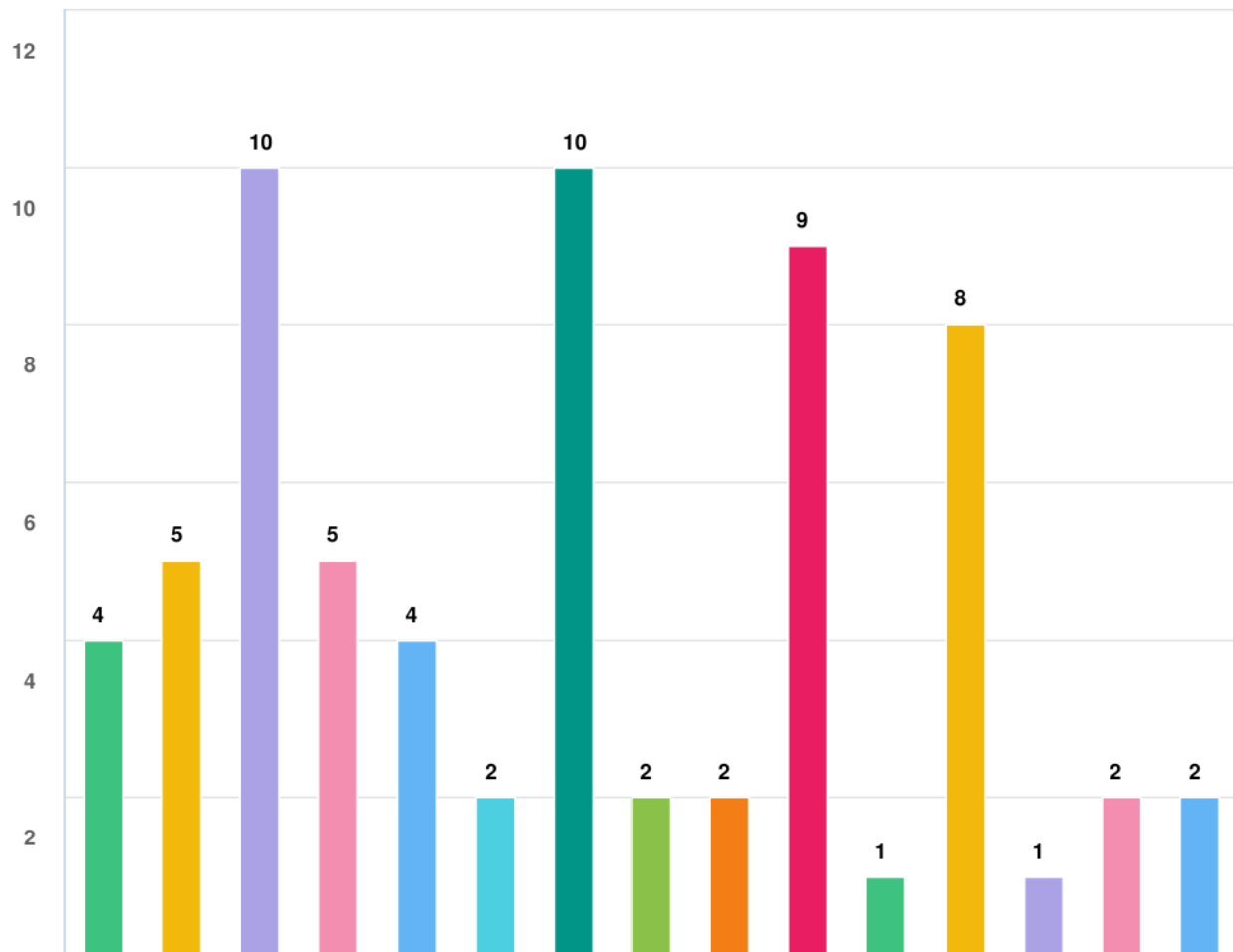
Q28 What kind of homes do you think we need to build more of in your area? Please indicate if, in general, you would be supportive or not supportive to more of the following types of accommodation being built in your area:



Optional question (25 response(s), 1 skipped)

Question type: Likert Question

Q31 | What are the top three benefits or infrastructure improvements that new development could deliver in your local area?



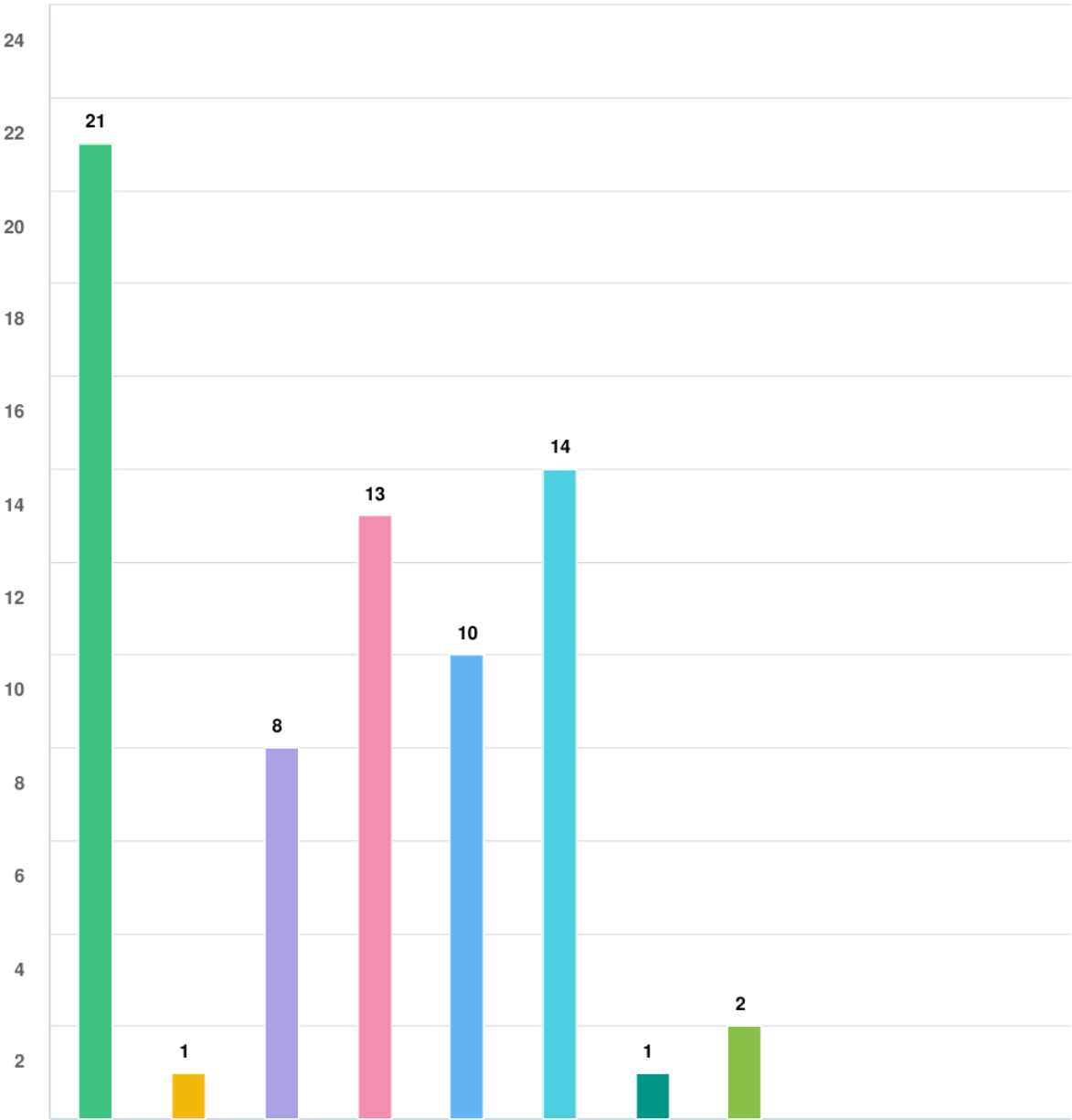
Question options

- Something else? (please tell us)
- New residents can lead to a more diverse community
- More space for employment, businesses and better job opportunities.
- A really strong approach to design to make sure that new development makes my area a better place to live and enhances the way that it looks and functions.
- More green spaces or better access to existing green spaces
- Improved public transport services
- More or better active travel routes (walking and cycling paths) to make it easier to move around without a car.
- Homes suitable for older residents so that they can stay in the community.
- Affordable homes for people who live or work locally and need somewhere to live.
- More families will help to ensure the viability of local schools.
- Improvements to community facilities such as play areas, parks, sports pitches or village halls
- Investment for public services such as healthcare facilities or schools.
- Support for new or existing services, such as shops, cafes, pubs and village halls
- Improvements to water availability, sewage (including sewage spills and environmental impacts) and drainage capacity.
- Additional community facilities (including sports pitches, community buildings, play areas), or improvements to existing ones.

Optional question (25 response(s), 1 skipped)

Question type: Checkbox Question

Q37 What do you like most about living in your local area - what are its strengths? What do you want to make sure is preserved in the future? Choose up to 3 from the suggestions below or add your own

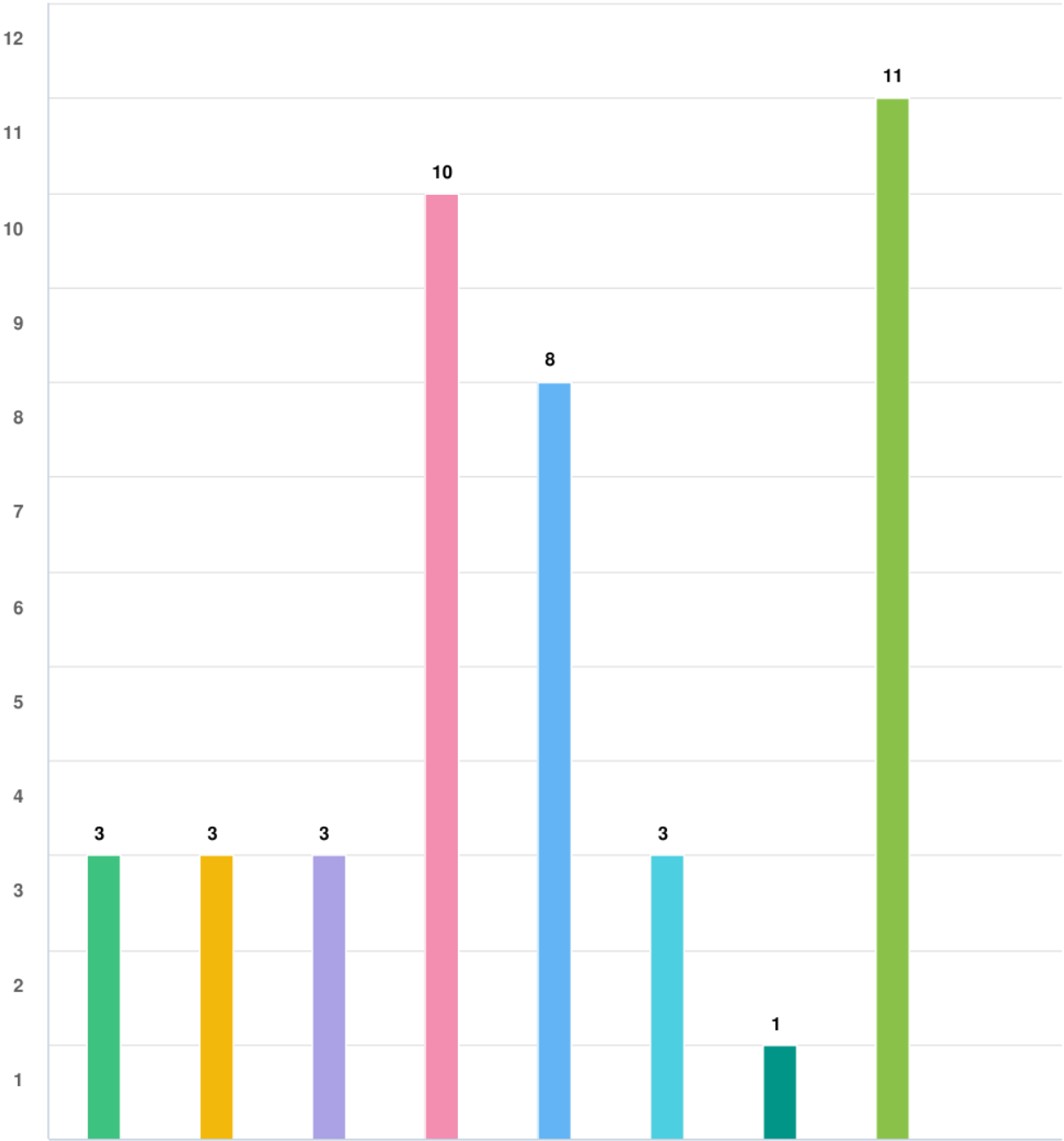


Question options

- Its close to work / employment
- Its got good local facilities
- It's a vibrant place with plenty to do
- Something else (please tell us)
- My home is affordable
- I can easily access the coast and / or countryside
- It's very safe
- I feel part of the local community
- It has a lot of heritage and character
- It's easy to get around
- I like the quiet

Optional question (26 response(s), 0 skipped)
Question type: Checkbox Question

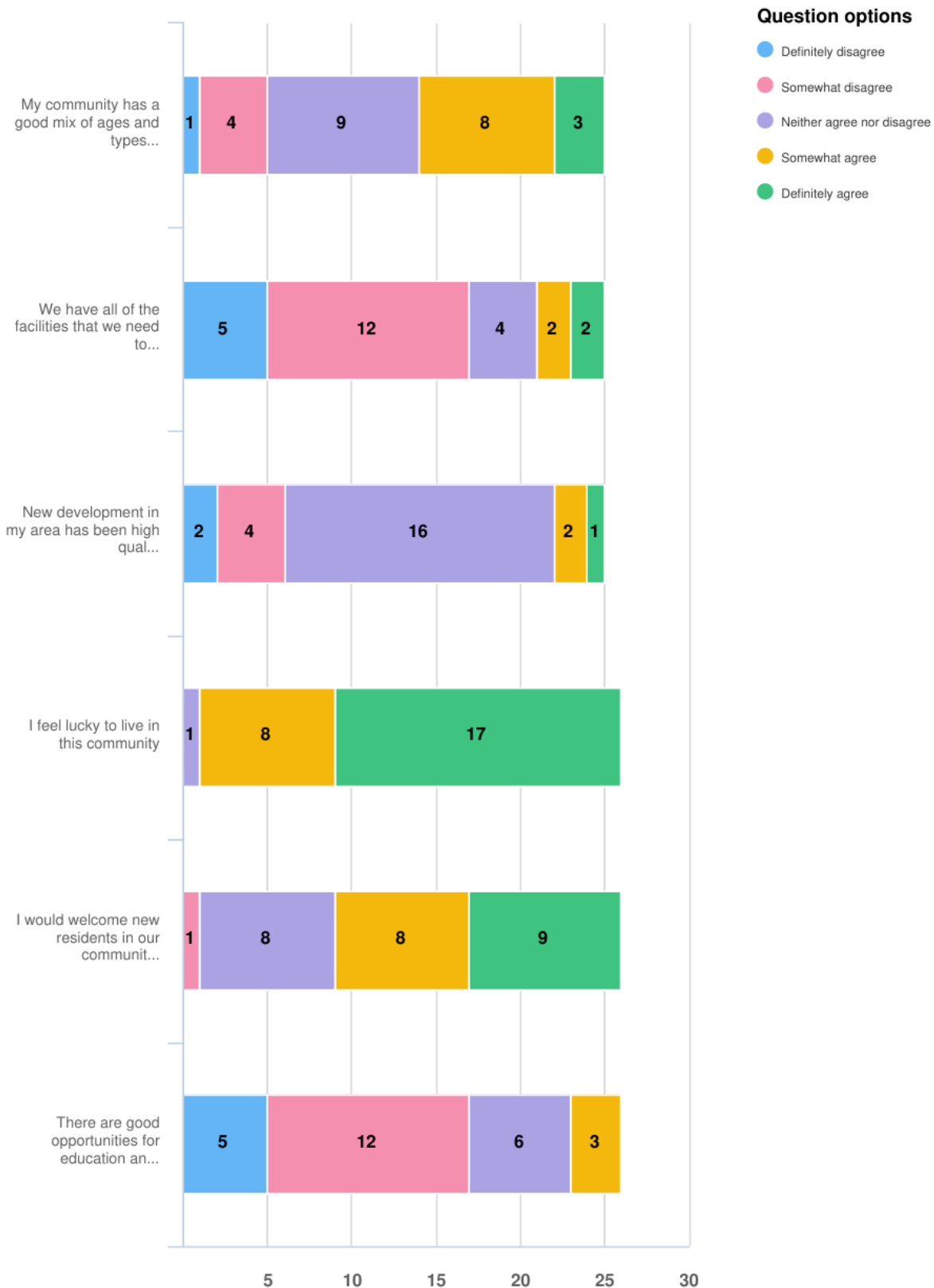
Q38 And what do you think could be improved - what challenges does your place face?
Choose up to 3 from the suggestions below or add your own



- Question options**
- Sometimes I feel unsafe
 - Something else (please tell us)
 - It's difficult to get to the coast and / or countryside
 - I don't feel part of the community
 - It's missing key local facilities
 - It's difficult to get to local facilities or other places
 - It needs investment or regeneration
 - Sometimes it gets too busy
 - There's not much to do

Optional question (25 response(s), 1 skipped)
Question type: Checkbox Question

Q41 Do you agree or disagree with these statements about your place or local area?



Optional question (26 response(s), 0 skipped)

Question type: Likert Question

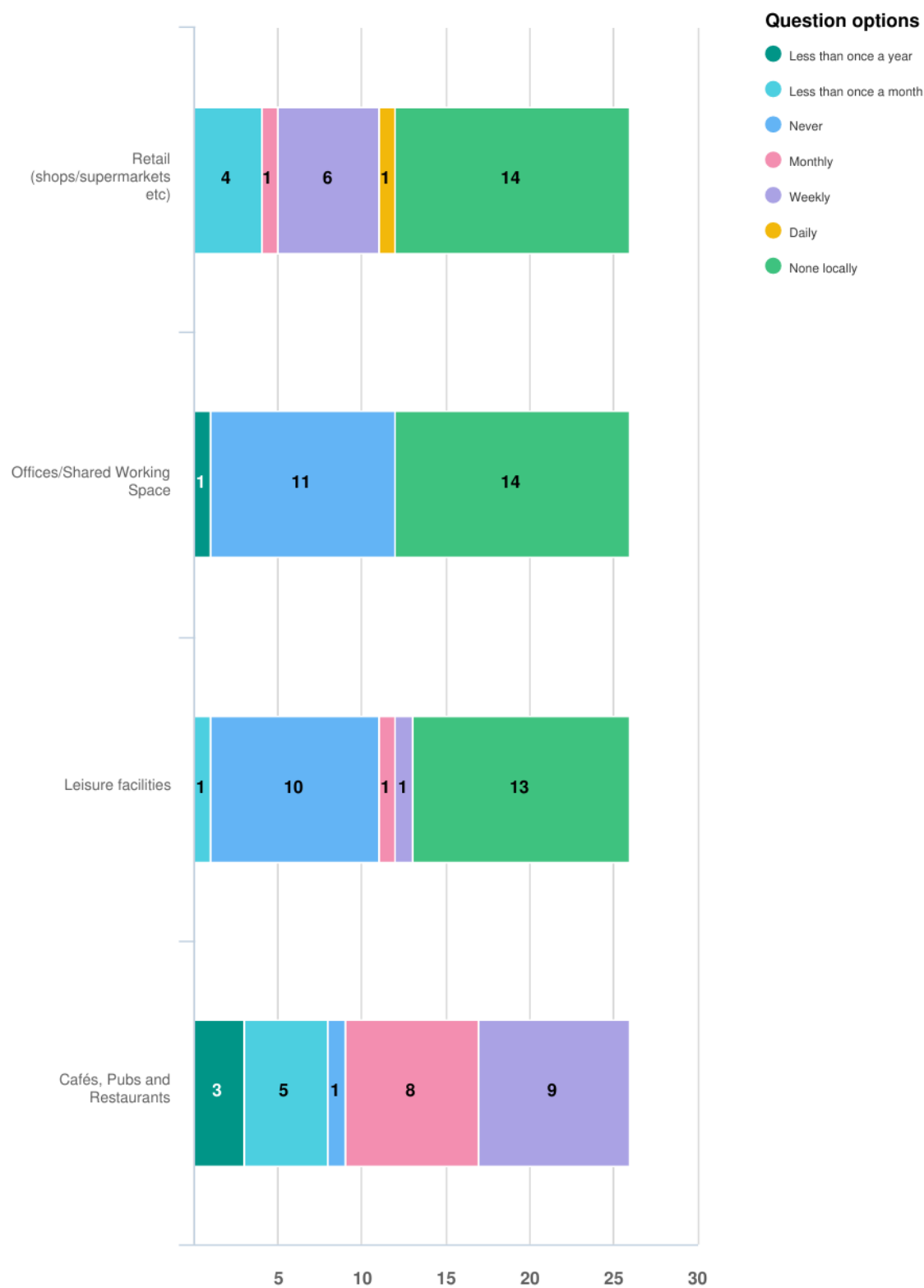
Q63 Moving around more without using a private car is essential for improving health and reducing our impact on the environment. Please look at the statements below and tell us whether you agree or disagree with them.



Optional question (26 response(s), 0 skipped)

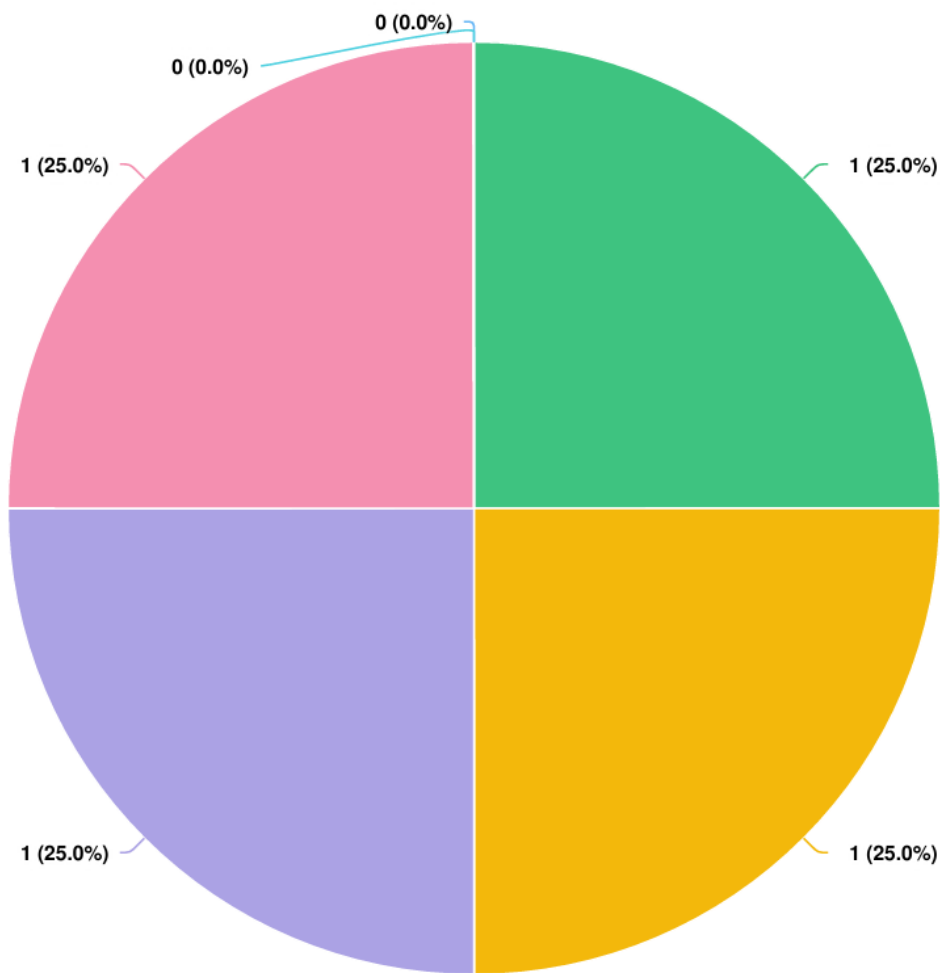
Question type: Likert Question

Q67 | How often do you use the following facilities in your town or parish?



Optional question (26 response(s), 0 skipped)
Question type: Likert Question

Q71 | Which of these best describes where you work?



Question options

- Other (please tell us)
- I work somewhere else but live in Cornwall
- I travel around for work to different locations, including locations within Cornwall
- At home for a firm or organisation based outside Cornwall
- At home for a firm or organisation based in Cornwall
- At a fixed location in Cornwall (for example, an office, workshop or other place of work)

Optional question (4 response(s), 22 skipped)
Question type: Radio Button Question

Appendix – Responses Received to the Pre-submission Consultation and Responses to Comments

Please see comments below in Appendix 7 from National Highways, Burncoose Estate, Devon & Cornwall Police & Cornwall Council Affordable Housing Team.

Appendix 7 – Schedule of Modifications

The tables in this Appendix set out the comments that were received during the pre-submission consultation stage and the responses and changes made to the Gwennap Parish Council NPS, as a result of the comments. This table is laid out in the neighbourhood plan order with the general comments following the policies.

Name	Group/Organisation	Comments (as submitted)	Parish Council Response	Changes Made to the NPS
[Chapters 1, 2, 3 & 4]				
Gaynor Gallacher	National Highways	Thank you for sharing the draft Gwennap Neighbourhood Priorities Statement with National Highways. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which passes around 4.5km to the north west of Gwennap. We have noted the proposed Statement but have no comments to make.	None required	None
Ben Wood, BW Planning, Planning consultant on behalf of the Williams family,	Burncoose Estate	I write on behalf of the Williams family at Burncoose, attaching a completed questionnaire in response to the consultation on the	We appreciate the recognition of the Williams family perceived challenges posed by the A393, particularly regarding safety and accessibility for non-	Yes, within the Roads section on page 13.

Burncoose Estate		draft Neighbourhood Priority Statement (NPS). The aspirations set out in the NPS are of interest, primarily because the Williams family – as landowners along the A393 – recognise that the road remains hazardous and significantly impedes accessibility in Gwennap Parish, particularly for non-car modes of transport. Having discussed the NPS with the Estate, we are of the combined view that there could be ways of improving the permeability of the parish, making it safer and more porous around / across the A393, which would also be beneficial to adjoining parishes (e.g. Stithians and Lanner). If the NPS is partly for the purpose of identifying the collective desire to bring about positive change, there is a belief that the Burncoose Estate could contribute to that positive change. In this respect the Estate is willing to	car users within Gwennap Parish. Their willingness to explore solutions to improve permeability and connectivity across the parish is welcomed. The idea of commissioning specialist research to interrogate these issues demonstrates a proactive approach that aligns with the NPS's aim to identify and deliver positive change for the wider community. We agree that improvements to accessibility and safety on the A393 could have significant benefits not just for Gwennap, but for neighbouring parishes such as Stithians and Lanner as well. The Parish Council would be pleased to host a conversation with the Williams family and other landowners to discuss the potential scope, outputs, and process for commissioning this research. We believe that a collaborative approach will ensure that the resulting work reflects the needs and	
------------------	--	--	--	--

		commission a more formal piece of work; a piece of research by a specialist firm of consultants to interrogate the issues of accessibility and connectivity both within and across Gwennap Parish. The scope of the work has not been defined, therefore my purpose in writing is to identify whether the Parish Council would be willing to host a conversation with the landowners, with a view to reaching agreement on the scope of work, the output, and the process for commissioning the work. If this is of interest to parish councillors, please let me know and I will revert to the landowners.	aspirations of all stakeholders. By incorporating these considerations, the NPS can better reflect the collective ambition for a safer, more accessible, and better-connected parish, with genuine partnership at its heart. We will approach Ben Wood in due course to discuss availability of the family, and we will coordinate with councillors to arrange a meeting at our earliest opportunity. We fully appreciate their constructive engagement with our NPS process.	
Martin Mumford, Designing Out Crime Officer,	Devon & Cornwall Police.	Thank you for the opportunity to comment on the NPS. In truth this is one of the first NPS I have seen. I am rather unsure whether it is really expected of an NPS but my only thought would be to consider inclusion of a line regarding the need to design out	We appreciate Martin taking the time to review our draft Neighbourhood Priority Statement (NPS) and for providing his valuable feedback. We appreciate his perspective as one of the first Designing Out Crime Officers to comment on an	Yes, within the Housing section on page 10.

		opportunities for crime and disorder within the built environment. Poor design can often unwittingly create spaces where crime and disorder/ASB may flourish. These can have a real negative impact on the whole community. Also, as you are probably aware there is also a real effort being made to make all places safer for all but especially for women and girls.	NPS. His suggestion to explicitly acknowledge the importance of designing out opportunities for crime and disorder within the built environment are well noted. We agree that poor design can inadvertently create spaces where anti-social behaviour and crime may occur, and that this can have a significant, lasting impact on the well-being of the whole community. We also recognise the importance of making all places safer for everyone, with particular attention to the safety of women and girls. His input strengthens our resolve to ensure that community safety and crime prevention are central considerations as we move forward with our NPS. We will incorporate a specific commitment within the NPS to promoting safe and inclusive design principles in all future development and regeneration projects.	
--	--	--	---	--

Justine Rolfe Affordable Housing Officer	Cornwall Council Affordable Housing	Thank you for consulting the Affordable housing Team on this proposal. Please note that comments are confined only to the affordable housing implications of this proposal and are made without prejudice to any formal decision of the Planning Authority. Consultation response The current housing need for Gwennap is 47 households registered on Homechoice with a local connection to Gwennap. Housing Need Justification The Housing needs evidence for the Parish is as detailed below in separate table. General Housing Need applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising General Housing Need applicants in this manner provides a	We are grateful for the detailed comments from Cornwall Council Affordable Housing team regarding affordable housing provision in Gwennap Parish. The Parish Council acknowledges the significant local housing need highlighted, with 47 households registered on Homechoice and a particular shortfall in affordable delivery despite recent permissions. We fully support the principles they have outlined in our Neighbourhood Priorities Statement (NPS), including prioritising infill and brownfield sites, focusing on family and accessible homes, and encouraging partnerships for parish-led affordable housing initiatives. We note the challenges posed by current market conditions and policy changes, and remain committed to working with Cornwall Council and relevant partners to explore viable options for delivering a broader	Yes, within the Housing section on page 10
---	--	---	--	--

		broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently 28 households in General Housing Need Band who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale. This leaves 19 households whose needs are likely to only be met by affordable rented accommodation. The Gwennap NPS aims to safeguard Gwennap's distinctive character, protect its natural and historic asset , and guide sustainable development that meets the needs of the current and future residents. The NPS sets out within its priorities that it intends to 'support delivery of more well-designed, small new development(s) which incorporate(s) a better range of affordable homes. It sets out within its Sustainability and Housing Growth	range of affordable tenures, including affordable rented and low-cost homeownership. The Parish Council will continue to advocate for sustainable development that meets the needs of local residents, in line with the NPS and updated guidance. We appreciate the Affordable Housing Team's input and will take these recommendations into account as we progress our neighbourhood planning work.	
--	--	---	---	--

		section the following priorities; Location: Priority to be given to infill and brownfield sites within Frogpool, United Downs and Crofthandy. Affordability; Focus to be on 2-3 bedroom family homes and accessible single-storey dwellings for older residents. Design standards All new builds must reflect traditional Cornish materials and remain generally low rise. Innovation: To explore partnerships with local housing associations or a Community Land Trust (CLT) to deliver truly affordable, parish- led housing. 'The NPS states that between 2014-20224, 44 new homes have been build in the Parish, with none of these being affordable', at present there are 47 households on the Homechoice register with a lack of delivery identified which sees '36 open market homes and 19 affordable homes permitted but as yet to be delivered'. The publication of the updated National		
--	--	---	--	--

		Planning Policy Framework (December 2024) and the increased housing targets for Cornwall has resulted in some of the Local Plan policies being out of date. Opportunities for affordable led Rural Exception sites has reduced due to the “Presumption in Favour of Sustainable Development” resulting from the increased housing targets. If you proceed to draw development boundaries tightly round development to try and achieve Rural exception schemes you would need to allow for some housing development within the development boundary, this could be through rounding off and infill. The parish of Gwennap is within Zone 4 where the Council seeks 30% delivery of affordable homes under Policy 8 sites. Gwennap is in a Designated Rural Area which means as outlined within the Affordable Housing SPD financial contributions are		
--	--	---	--	--

		required for affordable housing from developments of 6-10 units. The current market conditions have impacted the viability and delivery of affordable housing. Smaller schemes with limited affordable housing delivery are unlikely to deliver affordable/social rented or shared ownership tenures and more likely to deliver discount market sale homes. Whilst this tenure has an important role in meeting affordable housing need it does not provide a housing solution for those households who cannot secure a mortgage or are unable to afford open market rents. The likelihood of delivering tenures to meet all local need may therefore potentially be restricted. Please refer to Cornwall Councils Chief Officer Guidance note chief-planning-officer-note-chief-officer-note-providing-homes.pdf		
--	--	--	--	--

Housing Need Justification

The Housing needs evidence for the Parish is as follows:

Parish	Band	1 bed	2 bed	3 bed	4 bed	5 bed	Total
A	A	1	1	-	-	-	2
B	B	1	1	1	-	1	4
C	C	4	6	3	-	-	13
General Housing Need		19	6	2	1	-	28
Total		25	14	6	1	1	47

13 of these 47 households are aged 55 or over

Town / Parish	Band	1 bed	2 bed	3 bed	4 bed	Total
Gwennap	Band C	2	1	-	-	3
General Housing Need		8	-	1	-	10
Total		10	1	1	1	13